



## **ARMY ANNOUNCES RESIDENTIAL COMMUNITIES INITIATIVE PARTNER FOR FORT STEWART/HUNTER ARMY AIRFIELD**

The Army announced the selection of the private partner for Fort Stewart/Hunter Army Airfield, Georgia, under the Army's Residential Communities Initiative (RCI) on December 17, 2002.

GMH Military Housing, LLC was awarded a contract for the Fort Stewart/Hunter Army Airfield family housing privatization project. In a collaborative effort, GMH and the Army will work together to develop a Community Development and Management Plan (CDMP), which will be the blueprint for the Army's residential community at Fort Stewart/Hunter Army Airfield. The planning phase is expected to take six months or less. Upon acceptance of the CDMP by the Army, OMB, DoD and Congress, project implementation will begin. It is estimated that construction will begin in the fall of 2003. Providing soldiers and their families with safe, attractive, affordable housing and modern communities is a major priority for the Department of Defense and the Army.

The Assistant Secretary of the Army for Installations and Environment has overall responsibility for the RCI program. Fort Stewart/Hunter Army Airfield's RCI vision is to provide quality, sustainable residential communities for soldiers and their families.

The first phase of the privatization project will result in the construction of approximately 1,868 new or replacement housing units, renovation of 1,597 housing units and construction of thirteen new community centers. In addition, a host of other ancillary facilities and amenities will be constructed to meet the family housing needs at Fort Stewart/Hunter Army Airfield. GMH will develop, redevelop, construct, own, manage and maintain the housing units; maintain the grounds of unoccupied and public areas; construct and maintain the roads and infrastructure in associated areas; and reinvest profits for future renovations and replacements.

The RCI will improve, in a short period of time, the quality of life for nearly 20,000 soldiers plus their family members. The overall family housing appearance and function within Fort Stewart/Hunter Army Airfield will be improved by weaving the natural and built environments together as a planned community, while at the same time protecting cultural resources and meeting environmental responsibilities.

The GMH/Army Partnership will commit an estimated \$463 million for renovation and construction of the family housing communities at Fort Stewart/Hunter Army Airfield. The project is valued at approximately \$2.0 billion over 50 years.



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Fort Stewart/Hunter Army Airfield is the eleventh RCI contract to be awarded under the Request for Qualification (RFQ) process. The RFQ process demonstrates and implements the Army's philosophy of partnering -- not just outsourcing -- with the private sector. It defines the qualifications the Army is seeking in prospective partners, the criteria for selecting them as partners and the issues to be jointly resolved. This process is in sharp contrast to the traditional government Request for Proposals (RFP) process where firms are given detailed military specifications and asked to bid against them.

Through the RFQ, proposers must demonstrate why they should be selected, how they can help the Army achieve its goals, and that they meet minimum experience requirements as outlined in the request. All submissions went through an initial screening process to determine those within the competitive range. Evaluators then entered into discussions with the competitive firms to select the offeror that provides the best value to the government and the one that best demonstrated ability to plan and implement the Fort Stewart/Hunter Army Airfield project.

Under RCI, soldiers who reside on post will receive the Basic Allowance for Housing (BAH) and pay rent to the developer. BAH is based on family status, rank and geographic location. These rental revenues will cover all development costs, operations and maintenance costs, and debt service.

The Army has a shortage of more than 10,000 houses, inadequate housing conditions exist at most Army posts, and a \$6 billion revitalization requirement that would take many years to alleviate under existing procedures. Together with traditionally funded military construction and increased housing allowances, privatizing family housing under RCI is an essential element in solving the Army's acute family housing problem.

The planning for the Fort Stewart/Hunter Army Airfield RCI housing will follow traditional community land planning concepts. RCI housing will be designed to meet the needs and lifestyles of today's Army families. The new housing will consist of a combination of four-plexes, duplexes and single family detached homes complete with garages. They will have a multiple distinct traditional architectural themes, specific to each installation, modern interior layouts -- with plenty of storage and modern energy saving features/appliances. These amenities combined with the innovative community designs will dramatically increase the quality of life for the nation's soldiers and their families in the Army's pursuit of installation excellence.

**For additional information contact the RCI Program Office at 703-692-9898.**